

Name of Committee: Brookline School Population and Capacity Exploration (B-SPACE)

Meeting Date: June 3, 2013

Time: 6:00 p.m.

Meeting Location: Town Hall,  
School Committee Room

Committee Members - present marked with "x"			
Betsy DeWitt	x	Philip Kramer	x
Alan Morse	x	Bill Lupini	x
George Cole	x	Michael Sandman	
Katherine Craven		Rebecca Stone	x
Lisa Crossley	x	Fred Wang	
Ken Goldstein	x	Neil Wishinsky	x
Mel Kleckner	x		

Staff Present: Peter Rowe, Deputy Superintendent of Schools; Sean Cronin, Deputy Town Administrator; Information Technology Staff, Jed Fehrenbach

Topic: Approval of minutes

Minutes of the 5/29/13 meeting approved.

Topic: Consultants

Deputy Superintendent of Schools Peter Rowe told the Committee that HMFH has been asked to submit a proposal covering three items: (1) additional work on the BHS study, (2) additional work on the Devotion School concept study, and (3) looking at six other schools (not Devotion or Runkle) for potential space expansion opportunities. HMFH believes the can complete the work in 6-8 weeks.

Topic: Presentation of Several Possible Education Concepts

Superintendent of Schools Bill Lupini reviewed for the Committee the possible concepts involving an additional high school building. He highlighted the following:

- The leadership team would have to be brought on board at least a year in advance of the opening of the building.
- Need to make the current BHS and any new facility “feel smaller”. A good example is how Hudson “pods” the 9<sup>th</sup> grade students.
- Vocational programs could be greatly improved in a new facility. If there is the opportunity to look at what you do at BHS now and what you could do in a new building, vocational/professional or career-oriented types of programs are an area that could be improved upon.
- An International Baccalaureate (IB) program could be implemented.
- Any new building would have to be close to the current BHS campus.

George Cole asked if there is a programming option that works using the Old Lincoln School as part of BHS. Philip Kramer noted that it seems too far away to be part of BHS. Superintendent Lupini said that Old Lincoln is as far away as you would want to go. He also noted that traffic and parking will be a major issue with increased enrollment and staffing.

Superintendent Lupini agreed with comments made by Philip Kramer that while the buildings do not need to be identical in terms of program offerings, they need to be equitable so that one building would not be more desirable to attend than the other.

Topic: Sub-Committee Reports

I. Deputy Superintendent of Schools Peter Rowe and Deputy Town Administrator Sean Cronin presented the following PowerPoint:



**Projected Brookline Annual Cost Increase from Enrollment Growth  
(Based on 600 incoming Kindergarten students FY14 and Beyond)**

**ANNUAL COST INCREASE**

	K-8 TOTAL	BHS TOTAL	K-8 SUPPORT	BHS SUPPORT	K-8 SECTIONS & SUPPORT TOTAL	BHS SECTIONS & SUPPORT TOTAL	GRAND TOTAL
FY15	\$461,700	\$400,140	\$130,572	\$111,407	\$592,272	\$511,547	\$1,103,819
FY16	\$277,020	\$361,665	\$61,659	\$101,009	\$338,679	\$462,674	\$801,353
FY17	\$369,360	\$430,920	\$100,347	\$118,834	\$469,707	\$549,754	\$1,019,461
FY18	\$184,680	\$684,855	\$31,434	\$190,134	\$216,114	\$874,989	\$1,091,103
FY19	\$0	\$846,450	\$0	\$236,182	\$0	\$1,082,632	\$1,082,632
FY20	\$277,020	\$0	\$73,749	\$0	\$350,769	\$0	\$350,769
FY21	\$0	\$623,295	\$0	\$172,309	\$0	\$795,604	\$795,604
FY22	\$0	\$492,480	\$0	\$136,659	\$0	\$629,139	\$629,139

**GRAND TOTAL \$6,873,879**

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**Projected Public Schools of Brookline Enrollments FY14 through FY22  
Based on 600 incoming Kindergartners and Historic Cohort Survival**

**STUDENTS**

	K	1	2	3	4	5	6	7	8	K-8 TOTAL	9	10	11	12	BHS TOTAL	GRAND TOTAL
FY14	600	666	633	539	651	574	517	549	492	5,221	446	437	481	417	1,781	7,002
FY15	600	600	666	633	539	651	574	517	549	5,329	492	446	437	481	1,856	7,185
FY16	600	600	600	666	633	539	651	574	517	5,380	549	492	446	437	1,924	7,304
FY17	600	600	600	600	666	633	539	651	574	5,463	517	549	492	446	2,004	7,467
FY18	600	600	600	600	600	666	633	539	651	5,489	574	517	549	492	2,132	7,621
FY19	600	600	600	600	600	600	666	633	539	5,438	651	574	517	549	2,291	7,729
FY20	600	600	600	600	600	600	600	666	633	5,499	539	651	574	517	2,281	7,780
FY21	600	600	600	600	600	600	600	666	633	5,466	633	539	651	574	2,397	7,863
FY22	600	600	600	600	600	600	600	600	600	5,400	666	633	539	651	2,489	7,889

**ANNUAL CHANGE IN ENROLLMENT**

	K	1	2	3	4	5	6	7	8	K-8 TOTAL	9	10	11	12	BHS TOTAL	GRAND TOTAL
FY15	0	-66	33	94	-112	77	57	-32	57	108	46	9	-44	64	75	183
FY16	0	0	-66	33	94	-112	77	57	-32	51	57	46	9	-44	68	119
FY17	0	0	0	-66	33	94	-112	77	57	83	-32	57	46	9	80	163
FY18	0	0	0	0	-66	33	94	-112	77	26	57	-32	57	46	128	154
FY19	0	0	0	0	0	-66	33	94	-112	-51	77	57	-32	57	159	108
FY20	0	0	0	0	0	0	-66	33	94	61	-112	77	57	-32	-10	51
FY21	0	0	0	0	0	0	0	-66	33	-33	94	-112	77	57	116	83
FY22	0	0	0	0	0	0	0	0	-66	-66	33	94	-112	77	92	26

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**Projected Staffing Growth (Classroom Teachers and Specialists)**  
**SECTIONS**

	K	1	2	3	4	5	6	7	8	K-8 TOTAL	9	10	11	12	BHS TOTAL	K-8 SUPPORT	BHS SUPPORT	K-8 SECTIONS & SUPPORT TOTAL	BHS SECTIONS & SUPPORT TOTAL	GRAND TOTAL
FY14	29	21	29	26	29	27	25	26	24	246	21	20.3	22.4	29	122.7	81.6	24.2	227.60	157.9	485.5
FY15	29	29	31	29	26	29	27	25	26	251	24.2	21	20.3	22.4	128.9	82.3	25.6	234.29	164.5	498.8
FY16	29	29	39	31	29	26	29	27	22	254	28.1	24.3	21	20.3	132.6	84.1	26.9	238.09	170.5	508.6
FY17	29	29	29	29	21	29	26	29	27	258	25.9	28.1	24.2	21	139.2	85.4	28.5	242.38	177.7	520.1
FY18	29	29	29	29	29	21	29	26	29	260	29.9	25.9	28.1	24.2	148.1	85.8	40.9	245.79	189.0	534.8
FY19	29	29	29	29	29	29	21	29	29	260	45.2	29.9	25.9	28.1	159.1	85.8	44.0	244.99	202.1	547.1
FY20	29	29	29	29	29	29	21	29	21	262	27.4	45.2	29.9	25.9	158.4	85.9	42.8	246.94	202.1	549.1
FY21	29	29	29	29	29	29	29	29	21	262	44	27.4	45.2	29.9	166.5	85.4	46.0	246.42	212.5	558.9
FY22	29	29	29	29	29	29	29	29	29	261	46.2	44	27.4	45.2	172.9	84.4	47.8	245.40	220.7	566.1

**ANNUAL CHANGE IN SECTIONS**

	K	1	2	3	4	5	6	7	8	K-8 TOTAL	9	10	11	12	BHS TOTAL	K-8 SUPPORT	BHS SUPPORT	K-8 SECTIONS & SUPPORT TOTAL	BHS SECTIONS & SUPPORT TOTAL	GRAND TOTAL
FY15	0	-2	2	2	-2	2	2	-1	2	2	2.2	0.7	-2.1	4.4	9.2	1.7	1.4	6.69	6.6	13.2
FY16	0	0	-2	2	2	-2	2	2	-1	2	2.9	2.2	0.7	-2.1	4.7	0.8	1.2	2.80	6.0	9.8
FY17	0	0	0	-2	2	2	-2	2	2	4	-2.2	2.9	2.2	0.7	5.6	1.2	1.5	5.20	7.1	12.4
FY18	0	0	0	0	-2	2	2	-2	2	2	4	-2.2	2.9	2.2	8.9	0.4	2.5	2.41	11.4	13.8
FY19	0	0	0	0	0	-2	2	2	-2	0	2.2	4	-2.2	2.9	11	-0.8	2.1	-0.80	14.1	13.2
FY20	0	0	0	0	0	0	-2	2	2	2	-2.6	2.2	4	-2.2	-0.7	1.0	-0.7	2.35	-0.9	2.1
FY21	0	0	0	0	0	0	0	-2	2	0	6.6	-7.8	2.2	4	8.1	-0.2	2.2	-0.22	10.2	9.8
FY22	0	0	0	0	0	0	0	0	-2	-2	2.2	6.6	-7.8	2.2	6.4	-1.0	1.8	-2.02	8.2	5.1

**ANNUAL COST INCREASE**

	K	1	2	3	4	5	6	7	8	K-8 TOTAL	9	10	11	12	BHS TOTAL	K-8 SUPPORT	BHS SUPPORT	K-8 SECTIONS & SUPPORT TOTAL	BHS SECTIONS & SUPPORT TOTAL	GRAND TOTAL
FY15										\$461,700					\$400,140	\$120,572	\$111,457	\$521,272	\$511,247	\$1,032,519
FY16										\$1,770,020					\$261,665	\$61,659	\$101,009	\$323,679	\$462,674	\$801,322
FY17										\$2,692,640					\$420,920	\$100,247	\$118,824	\$549,707	\$249,724	\$1,019,461
FY18										\$1,846,880					\$584,822	\$21,424	\$190,124	\$216,114	\$874,988	\$1,091,102
FY19										\$0					\$846,450	\$0	\$226,182	\$0	\$1,082,432	\$1,082,432
FY20										\$1,770,020					\$0	\$72,749	\$0	\$250,749	\$0	\$250,749
FY21										\$0					\$627,292	\$0	\$177,202	\$0	\$799,494	\$799,494
FY22										\$0					\$492,480	\$0	\$126,659	\$0	\$619,139	\$619,139

**GRAND TOTAL \$6,873,879**

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**OLD LINCOLN SCHOOL**

<b>OPERATING EXPENSES</b>				<b>ONE-TIME COSTS</b>	
<b>Title</b>	<b>FTE</b>	<b>Salary</b>	<b>Total</b>		
Principal	1	\$125,000	\$125,000	Professional Development	
Vice-Principal	1	\$97,000	\$97,000	Principal (1 yr)	\$125,000
Secretary	1	\$55,000	\$55,000	Vice-Principal (1/2 yr)	\$48,500
Building Aide	1	\$35,000	\$35,000	All-Staff Planning	\$100,000
NU Aide	1	\$10,000	\$10,000		
Nurse	1	\$76,000	\$76,000	Sub-Total Prof. Devel.	\$273,500
Guidance	1	\$76,000	\$76,000	Furniture	\$75,000
Library	1	\$76,000	\$76,000	Classroom Supplies	\$200,000
Tech	1	\$68,000	\$68,000	Office/Nurse Supplies/Equip.	\$45,000
Custodial	3	\$48,000	\$144,000	Technology/Telecomm	\$480,000
Food Svcs	1.6	\$30,000	\$48,000		
				Sub-Total Other	\$800,000
Sub-Total Salaries	13.6		\$810,000		
Benefits (@35%)			\$283,500	GRAND TOTAL	\$1,073,500
Total Personnel Costs			\$1,093,500		
Repair & Maint			\$35,000		
Utilities			\$100,000		
Transportation			\$50,000		
Sub-Total Non-Personnel			\$185,000		
GRAND TOTAL			\$1,278,500		

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# **NEW K-8 SCHOOL**

No additional Operating costs. The monies added for operating the Old Lincoln School would be shifted to the new school.

Description	New K-8th Grade School on New Site
New Construction Area	109,000
Total Area	109,000
Construction Cost	\$40,657,000
Construction Cost per sqft	\$ 373
Construction Contingency 10%	\$ 4,065,700
A/E Fees at 10%	\$ 4,472,270
OPM and Other Professional Services at 5%	\$ 2,236,135
F&E w/ Tech - No. students x \$3,000	\$ 1,836,000
Project Contingency 5%	\$ 2,663,355
Total Project Cost	\$55,930,460
Project Cost per sqft	\$ 513
MSBA 40% (+/-)	\$ 22,372,184
Town of Brookline Share	\$33,558,276
Annual Debt Service (rounded)	\$ 3,150,000

## **NOTES:**

1. Estimated costs based on PM&C cost estimate dated April 26, 2013 for new school construction.
2. All Estimates include a 11% escalation cost with construction beginning in Jan. 2017 following an MSBA Timeline.
3. Other professional fees include Testing, Survey, Traffic Consult, HazMat, Clerk of the Work, etc.
4. K-8 area based on MSBA Elementary / Middle Space Summary for 612 students.
5. 25-yr term at 5% interest rate assumed for debt service calculation.

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# **MODULARS / ADDITIONS**

School	# of Classrooms	Cost
Baker	4	\$2,000,000
Lawrence	4	\$2,000,000
New Lincoln	4	\$2,000,000
Driscoll	4	\$6,000,000
<b>Total</b>	<b>16</b>	<b>\$12,000,000</b>

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## BHS ADDITIONS

No additional Operating costs

Description	HMPH's "Option 3" (Schluntz Gym Infill + Modest Add of CR's)
Tappan St Gym Reconstruction	22,653
Schluntz Gym Infill	51,465
New Construction Area	13,111
<b>Total Area</b>	<b>87,229</b>
Construction Cost	\$24,737,579
Construction Cost per sqft	\$ 284
Construction Contingency 10%	\$ 2,473,758
Phasing Cost (Temp CR's)	\$ 3,600,000
A/E Fees at 10%	\$ 2,721,134
OPM and Other Professional Services at 5%	\$ 1,360,567
F&E w/ Tech - No. students x \$3,000	\$ 2,100,000
Project Contingency 5%	\$ 1,849,652
<b>Total Project Cost</b>	<b>\$38,842,689</b>
Project Cost per sqft	\$ 445
MSBA 40% (+/-)	\$ 15,537,076
<b>Town of Brookline Share</b>	<b>\$23,305,614</b>
<b>Annual Debt Service (rounded)</b>	<b>\$ 2,160,000</b>

**NOTES:**

1. Estimated costs based on PM&C cost estimate dated April 26, 2013.
2. All Estimates include a 11% escalation cost with construction beginning in Jan. 2017.
3. Other professional fees include Testing, Survey, Traffic Consult, HazMat, Clerk of the Work, etc.
4. 25-yr term at 5% interest rate assumed for debt service calculation.

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## BUDGETARY IMPACT OF SCHOOL ENROLLMENT

	Operating Costs	Capital Costs
Enrollment - K-8	\$1,967,540	
Enrollment - BHS	\$4,906,340	
Old Lincoln <sup>1</sup>	\$1,278,500	\$1,073,500
Modulars / Additions		\$12,000,000
New K-8 <sup>2</sup>	\$1,278,500	\$55,930,460
<b>BHS Addition <sup>3</sup></b>		<b>\$38,842,689</b>

1. Capital costs are exclusive of the \$3M going to Town Meeting.
2. The Operating Costs for the New K-8 are the same as the monies added for operating the Old Lincoln School. They would simply be "shifted" to the new school.
3. Assumes HMPH's "Option 3" (Schluntz Gym Infill + Modest Add of CR's)

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## TAX IMPACT OF OVERRIDES/DEBT EXCLUSIONS

	Median Single-Family			Median Condo			Median Commercial		
	Operating Override	Debt Exclusion	Total	Operating Override	Debt Exclusion	Total	Operating Override	Debt Exclusion	Total
Enrollment - K-8	\$115		\$115	\$46		\$46	\$186		\$186
Enrollment - BHS	\$282		\$282	\$112		\$112	\$461		\$461
Old Lincoln <sup>1</sup>	\$94		\$94	\$37		\$37	\$150		\$150
Modulars / Additions		\$105	\$105		\$41	\$41		\$168	\$168
New K-8 <sup>2</sup>	\$94	\$231	\$325	\$37	\$92	\$129	\$150	\$377	\$527
BHS Addition <sup>2</sup>		\$159	\$159		\$63	\$63		\$257	\$257

1. Capital costs are exclusive of the \$2M going to Town Meeting.

2. The Operating Costs for the New K-8 are the same as the monies added for operating the Old Lincoln School. They would simply be 'shifted' to the new school.

3. Assumes HMFH's 'Option 2' (Schultz Gym Infill + Modest Add of CR's)

Other Notes: (1) the FY13 median tax bill for a single-family home is \$10,521, for a condo is \$2,999, and for a commercial property is \$20,597.

(2) these figures do not include the impact of any Operating Override for structural deficit, technology, or space leasing.

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The following are highlights of the presentation:

- The operating total cost of enrollment growth (classroom teachers/support staff) in K - 12 from FY15 – FY22 is estimated to be \$6.9M. Superintendent Lupini noted that does not include administrative support staff (e.g., guidance, nursing, central admin). He believes those costs could total another \$1M or \$8 – 9 million over 7 years.
- The cost of operating the Old Lincoln School is estimated to be \$1.3M. If a new K-8 building were to be constructed, those costs would be transferred from the Old Lincoln to the new school.
- There is an additional \$1M of one-time costs to get Old Lincoln up and running.
- The cost of a new K-8 school is approx. \$56M, per HMFH's work.
- The cost of modular/small additions is estimated to be \$12M. George Cole noted that these figures are under-represented and do not truly reflect the true cost. He also noted that a previous study showed that modulars could not be located at all of the schools listed.
- The cost of the least expensive addition at the High School is approx. \$39M, per HMFH's work. — This was the lowest price option they presented, others cost as much as \$90M.
- Override Impact: Total new operating costs associated with enrollment growth is \$8M - \$9M.
- That would translates into an override with an annual tax increase for a median value single family home of approx. \$490, which would be an increase of approx. 4.5%. For a median value condo, it is approx. \$195, which would be an increase of approx. 6.5%.
- As indicated in the Tax impact chart, the annual tax impact of a debt exclusion for a new K-8 school is approx. \$230 for a median value single family home and \$90 for a median value condo. The tax impact of a debt exclusion for the BHS work is

approx. \$160 for a [median value](#) single family home and \$60 for a [median value](#) condo.

- The total tax impact of the \$8M - \$9M operating costs, a new K-8 school, and work at BHS is approx. \$880 for a [median value](#) single family home, which would be an increase of approx. 8%. For a [median value](#) condo, it would be approx. \$350, which would be an increase of approx. 12%

II. Neil Wishinsky, Rebecca Stone and Ken Goldstein gave an update from the New K-8/Redistricting Subcommittee, assisted by IT Mapping Specialist, Jed Fehrenbach. Using current enrollment data, the committee drafted school districts to add one more K-8 school at several locations: the Baldwin School site (South Brookline), and the Old Lincoln or Lynch Center (Brookline Village) site.

In order to have enrollment numbers matched to school facility capacity, with care to maintain diversity, the results appear to cause significant disruption to neighborhood schools, with some homes within sight of the nearest elementary school re-assigned to a school at a distant location. Enrollment would have to be drawn from North Brookline districts to provide sufficient students for a new school district in South Brookline.

The committee plans to map an option with an elementary school located in North Brookline in order to compare the impact of different locations in Town.

Committee Report. George Cole reviewed the revised report outline. He commented that the results of the additional consulting undertaken by HMFH would be necessary before a final report could be drafted., as well as the additional redistricting location. After discussion, members agreed that a preliminary report or update to the School Committee would be ready by the deadline of June 30, with a final report after hearing from HMFH.

Public Hearing. Rebecca Stone suggested some more interactive formats for the next Public Hearing, including use of “clicker” technology in order to get feedback from everyone who attends. If that is not feasible, an alternate format would be to have Q & A with written questions, with Committee members responding as a panel, followed with public comments. Members agreed that more time is needed before presenting to the public, and the Hearing date was moved to Monday, June 24.

CBA Follow-up. Members indicated little enthusiasm for a full or half-day session using CBA to reach final recommendations of options for additional school space.

Committee adjourned at 9:30 p.m.

Respectfully submitted,

Sean Cronin  
Deputy Town Administrator